

106.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

869,200 / 869,200

869,200 / 869,200

869,200 / 869,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		FOX MEADOW LN, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BOUBOULIS EKATERINI	
Owner 2:		
Owner 3:		

Street 1:	4 FOX MEADOW LN
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	BOUBOULIS JAMES-ETAL -
Owner 2:	BOUBOULIS EKATERINI -
Street 1:	4 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 9,086 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2345 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9086	Sq. Ft.	Site	0	70.	0.76	4									484,806						484,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9086.000	384,400		484,800	869,200		68107
							GIS Ref
							GIS Ref
							Insp Date
							09/14/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,300	0	9,086.	484,800	869,100	869,100	Year End Roll	12/18/2019
2019	101	FV	352,500	0	9,086.	484,800	837,300	837,300	Year End Roll	1/3/2019
2018	101	FV	352,500	0	9,086.	415,500	768,000	768,000	Year End Roll	12/20/2017
2017	101	FV	352,500	0	9,086.	387,800	740,300	740,300	Year End Roll	1/3/2017
2016	101	FV	352,500	0	9,086.	332,400	684,900	684,900	Year End	1/4/2016
2015	101	FV	296,800	0	9,086.	297,800	594,600	594,600	Year End Roll	12/11/2014
2014	101	FV	296,800	0	9,086.	275,600	572,400	572,400	Year End Roll	12/16/2013
2013	101	FV	296,800	0	9,086.	262,800	559,600	559,600		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUBOULIS JAMES	1020-60		7/6/1999	Convenience		1	No	No	
	1020-60		9/1/1986			1	No	No	F

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
9/24/2019	1508	Renovate	15,000							9/14/2018	MEAS&NOTICE	BS	Barbara S						
5/17/2018	629	Redo Kit	33,298	C						6/5/2009	Measured	189	PATRIOT						
11/9/2009	1127	Re-Roof	6,800							10/28/1999	Meas/Inspect	243	PATRIOT						
9/26/1994	487		2,400					4 SKYLIGHTS		12/1/1981		CM							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 21 - Split Level	Sty Ht: 1A - 1 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:					FFL (297)	WDK (216)	6	5			
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	27	20	6	6			
OthrFix:	Rating:	OthrFix:	Rating:	OthrFix:	Rating:	OthrFix:	Rating:	OthrFix:	Rating:	OthrFix:	Rating:	1	1	1	1			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average	Year Blt: 1960	Eff Yr Blt:	Alt LUC:	Kits: 2	Rating: Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	25	25	1					
Lump Sum Adj:	Alt %:	Jurisdct:	Fact: .	Fpl: 2	Rating: Average	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O		ATC	FFL	FFL (30)					
INTERIOR INFORMATION				CONDOS INFORMATION				Other			LLV	(700)	LLV (720)	30				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: 4 - Solid Wood	Partition: T - Typical	Total Units:	Floor:	Upper	Lvl 2			Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1	27	1		
Sec Floors: 6 - Ceramic Tile	Total: 18.6 %	Override:	Depreciation	% Own:	Exterior:	Interior:	Additions:	No Unit	RMS	BRS	FL	1	6	3				
Bsmnt Flr: 6 - Ceramic Tile	Subfloor:	Electric: 3 - Typical	Basic \$ / SQ: 95.00	Name:	Kitchen:	Baths:	Plumbing:	1	6	3								
Bsmnt Gar: 2	Insulation: 2 - Typical	Int vs Ext: S	Size Adj.: 1.16928780	Other Features: 138323	Adj \$ / SQ: 116.205	Grade Factor: 1.00	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val	Totals	1	6	3				
Solar HW: NO	% Com Wall:	% Sprinkled:	Const Adj.: 1.04611993	NBHD Mod: 1.00	LUC Factor: 1.00	Juris. Factor:	Before Depr: 116.21											
CALC SUMMARY				Adj Total: 472224	Depreciation: 87834	Special Features: 0	Val/Su Net: 105.08	Net Sketched Area: 3,658	Total: 333,901									
MOBILE HOME				Depreciated Total: 384390	Final Total: 384400	Final Total: 384400	Val/Su SzAd: 190.11	Size Ad	2022	Gross Are	4113	FinArea	2345					
SPEC FEATURES/YARD ITEMS				PARCEL ID 106.0-0006-0002.0								IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	18X10	A	AV	1960		0.00	T	40	101						
More: N	Total Yard Items:	Total Special Features:				Total:												